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Florida Department of State
Division of Corporations
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To:
Division of Corporations
Fax Number : (850) 205-0381

From:
Account Name : EMPIRE CORPORATE KIT COMPANY
Account Number : 072450003255
Phone : (305) 634-3694
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04 NOV 23 AM 9:15
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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FLORIDA PROFIT CORPORATION OR P.A.

sellers and buyers first realty, inc.

Certificate of Status	0
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TALLAHASSEE, FLORIDA

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**ARTICLES OF INCORPORATION
OF:**

SELLERS AND BUYERS FIRST REALTY, INC.

1. The name of the corporation is:

Sellers and Buyers First Realty, Inc.
2. The purpose for which the corporation is organized is to do all things necessary and/or convenient to carry out its lawful purposes and business affairs.
3. The principal place of business and mailing address is:

**12555 Orange Drive
Suite #237
Davie, Florida 33300**
4. The corporation shall have the authority to issue 100 shares of common stock at no par value.
5. The registered agent of the corporation is:

**Lawrence D. Schott, Esq.
Law Offices of Lawrence D. Schott, P.A.
2100 East Hallandale Beach Boulevard
Suite 200
Hallandale Beach, Florida 33009**
6. The initial board of directors shall have two (2) members whose names and addresses are as follows:
 1. **Leslie Kliger
12555 Orange Drive, #237
Davie, Florida 33300**
 2. **Denise Malone
12555 Orange Drive, #237
Davie, Florida 33300**

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Articles of Incorporation
Sellers and Buyers First Realty, Inc.
Page 2

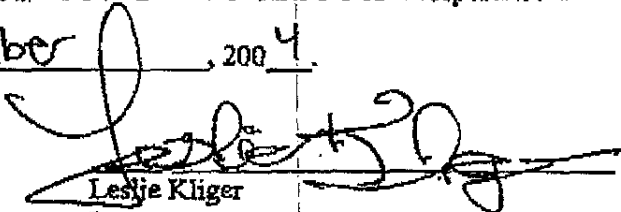
The number of directors may be raised or lowered by amendment of the by-laws of the corporation, but in no instance shall be less than one (1).

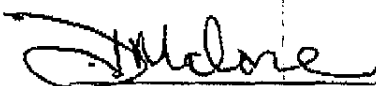
7. The incorporators of the corporation are:

1. **Leslie Kliger**
12555 Orange Drive, #237
Davie, Florida 33300
2. **Denise Malone**
12555 Orange Drive, #237
Davie, Florida 33300

The undersigned incorporators have executed these Articles of Incorporation this

23 day of November, 2004.


Leslie Kliger
Incorporator


Denise Malone
Incorporator

TOTAL P.04

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

CERTIFICATE OF DESIGNATION
REGISTERED AGENT/REGISTERED OFFICE

Pursuant to the provisions of sections 607.0501 or 617.0501, Florida Statutes, the undersigned corporation, organized under the laws of the State of Florida, submits the following statement in designating the registered office/registered agent, in the State of Florida.

1. The name of the corporation is: Sellers and Buyers First Realty, Inc.
2. The name and address of the registered agent and office is:

Lawrence D. Schott, Esq.
Law Offices of Lawrence D. Schott, P.A.
2100 East Hallandale Beach Boulevard
Suite 200
Hallandale Beach, Florida 33009

HAVING BEEN NAMED AS REGISTERED AGENT AND TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I HEREBY ACCEPT THE APPOINTMENT AS REGISTERED AGENT AND AGREE TO ACT IN THIS CAPACITY. I FURTHER AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATING TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES, AND AM FAMILIAR WITH AN ACCEPT THE OBLIGATIONS OF MY POSITION AS REGISTERED AGENT.


SIGNATURE

11/23/04
DATE

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